



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 38 Thomson Boulevard, ST LEONARDS 3223

House



3 beds



1 baths

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$409,000 - \$449,000

Median sale price

Median **House** for **ST LEONARDS** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$566,000

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

20 Mouchemore Avenue,
St Leonards 3223

Price **\$427,500** Sold 03 May
2019

8 Bayview Avenue,
St Leonards 3223

Price **\$440,000** Sold 20 June
2019

54 Lake View Crescent,
St Leonards 3223

Price **\$460,000** Sold 24 June
2019

This Statement of Information was prepared on 13th Jan 2020

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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